



Department of Administration / Division of Purchases
One Capitol Hill, Providence, Rhode Island 02908-5855
Web Site: www.purchasing.ri.gov

4 March 08

Addendum #2

LOI # 7065823

Title: Dormitory Design & Construction Management Services - URI

Submission Deadline: 11 March 08 @ 11:00 AM (EST)

- **Pre-proposal meeting summary is released for review.**

A handwritten signature in black ink, appearing to read "Jerome D. Moynihan".

Jerome D. Moynihan, C.P.M., CPPO
Administrator of Purchasing Systems

LOT # 2065823

PRE-BID SIGN-IN SHEET

Project: New Student Housing

Meeting Date: 2/25/2008 1:00 pm

Facilitator: Tom Frisbie-Fulton, Capital Planning and Design

Place/Room: URI - Memorial Union Atrium 1

Name	Title	Company	Phone	Fax	E-Mail
KEN DE COSTA	Senior Vice Pres.	PARE Corporation	401-334-4100	401-334-4108	kdecosta@parecorp.com
Kate Beckman	Associate	Gould Evans	617-951-2434	617-951-3439	kate.beckman@gouldevans.com
DOUGLAS STEELE	PRINCIPAL	H2L2	267 934 4607	215 925 0347	dsteelle@h2l2.com
JEFF GUILBEAULT	ESTIMATOR	KONOVER CONSTRUCTION	(860) 384 7110	(860) 384 7410	B.DIAMOND@KONOVERCONSTRUCTION.COM
GARRICK NIEMIEC	SR. ASSOC.	SASAKI	617 923-7370	617 924-2748	gniemic@sasaki.com
DARRYL FILIPPI	ASSOCIATE	BERGMAYER	542 1025	542 1026	dfilippi@bergmeyer.com
ERIK TELLANDER	ASSOCIATE	WILLIAM FAWN ASSOCIATES	617.598 3350	617.742 7425	etellander@wfaassociates.com
SCOTT LINDGREN	Proj Manager	PARE CORPORATION	401 334 4100	401-334 4108	SLindgren@PAREcorp.com
PETER VISENTIN	PRINCIPAL	FLETCHER THOMPSON	203-225-6527	203-225-6500	pvisentin@fletcher.com
KEVIN AGUIAR	Associate	BETA GROUP INC.	401-333 2382	401-333 9225	kaguiar@beta-inc.com
BRIAN BROWN	PROJECT MANAGER	BETA GROUP INC.	" "	" "	bbrown@beta-inc.com
JOSEPH COLLOTTA	PROJ. ARCH.	PERKINS EASTMAN	203.251.7471	203.251.7474	j.colotta@perkins.com
KICKER KUEHL	DESIGN ARCH	EDWARD ROYSE ARCH	401 331-9200	401 331-9200	kuehl@roysearch.com
JASON SOUSA	PRINCIPAL	CREATIVE ENVIRONMENT CURP (MEP)	401 438-7733	401 438-7620	jsousa@CEC-Engineering.com
SCOTT PLANTE	PRINCIPAL	DIMELLA SWARTZ	617-770-0118	617-426-5004	splane@dimella.com
ED BOURGET	SENIOR ASSOCIATE	BURT HILL	617 423-4252	617 423-4333	Ed.Bourget@BurtHill.com
JACK BUTKUS	PROJ MGR	JCS ARCHITECTURE	860 247 9226	860 524 8067	JBUTKUS@JCS.COM
CRAIG SAUNDERS	PRINCIPAL	DU BOIS ASSOCIATES	860 249 9387	860 249 9490	craig.saunders@dba.com
JOSE HERNANDEZ	ASSOCIATE PRINCIPAL	HANSEN NEWMAN + PARTNERS	203 772 1990	203 772 1957	jhernandez@hnparch.com
ROGER GLOSTEN	PRINCIPAL	GOODY CLANCY	617 850-6537	617-262 9512	ROGER.GLOSTEN@GOODYCLANCY.COM

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Name	Title	Company	Phone	Fax	E-Mail
ARTHUR GEDDY	LANDSCAPE ARCHITECT	GATES, LEIGHTON & ASSOCIATES	401 438-2071		geddy@glad.com
Janet Stegman	Architect/owner	Gould Evans Stegman & Associates	401 266-9771		jstegman@stegmanassociates.com
ALAN CLAPP	CIVIL ENG PRINCIPAL	VHB INC	401-272-8100		ACLAPP@VHB.COM
LANCE HILL	PROJ MGR	VHB INC	401 272-8100		lhill@vhb.com
JIM POLANDO	SR ASSOC.	SEI ENGINEERING	617 210-1639	617 210-1800	jpolando@seicorporation.com
PAUL KINGS	Enr. Arch	EMP	617-305-9800	617-305-9800	pkings@empae.com
Mark Dolny	Sr. Assoc.	A.R.C	617-547-2200	617-547-7222	mdolny@arcusa.com
Kate Shoss	Mktg Mgr.	Arc	"	"	kshoss@arcusa.com
Julie Brown	BD Dir.	Perry Dean Rogers	617 423 0100		julieb@perrydean.com
HENRY SCOURD	PROJ. MGR.	PERRY DEAN ROGERS	" "		HENRY@PERRYDEAN.COM
BRIAN LABAU	PROJ. ARCH	SYLIAM COLLABORATIVE	617-357-1800	617-357-1850	labau@slamcoll.com
David Damon	Assoc. Principal	Perkins+Will	617.406.3481	617.478.0321	david.damon@perkinswill.com
FRANCIS HUGHES	SR. ASSOC. PRINC.	ADD INC	617-234-3100	617-661-7115	FHUGHES@ADDINC.COM
VINCENT CARUO	SR. PRAC. ARCH.	THOMAS LONGO & ASSOC.	401-944-2600	2601	Tom@TLAARCHITECTS.COM
PETER HOUHAN	PRINCIPAL	CANNON DESIGN	617-742-5440		phouhan@cannondesign.com
Deborah Robinson	architect	Hanbury Evans Wright Vlattas	617-512-4001	757-321-9601	drobson@hewv.com
STEVEN L. HUGHES	ASSOCIATE	RGB	401 272-1730	401 273-7156	SHUGHES@RGB.NET
MARK SACCOCCIO	ARCHT.	SACCOCCIO ASSOC	401-942-7970	401-942-7975	Mark@SA-Architects.com
Kevin Macleod	Environmental Scientist	Woodward & Curran	(401) 273-1007 401-273-1007	(401) 273-5098	kmacleod@woodwardcurran.com

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Name	Title	Company	Phone	Fax	E-Mail
MICHAEL O'KEEFE	SR ASSOC.	SYMMES MAIN & MCKEE ASSOC.	617-575-0304	617-354-5758	MO'KEEFE@SYMMESMAIN.COM
JANA ANDERSON	Principal	Perkins+Will	617-470-0300	617-774-2000	jana.anderson@perkinswill.com
LYNN DENNEY	LP	LYNN DENNEY LP	617-517-0208		ldenny@lynn-denney.com
LISA PEMEROK	ASSOC.	CAROL R. JOHNSON ASSOC.	617-890-2513		LPEMEROK@CRA.COM
Andy Nelson	Mgr	New England Scaffold	508-580-1188	508-559-9735	anelson@nec Scaffold.com
CHRISTOPHER MCMAHAN	PRINCIPAL	STEFFIAN BROADLEY ARCHT'S	617-305-0708	617-305-7190	KPM@STEFFIAN.COM
DAN MOKHARAFY	PRINCIPAL	CSO ARCHT.	317-848-7800	317-574-0957	dmokharafy@csocorp.com
BILL KITE	PRESIDENT	WILLIAM KITE ARCHITECTS	401-272-0240	401-351-8985	BK@KITEARCHITECTS.COM
ALBERT GARCIA	ASSOCIATE	"	"	"	AG@KITEARCHITECTS.COM
CHRISTINE WEST	ASSOCIATE	"	"	"	CW@KITEARCHITECTS.COM
BENJAMIN BOGAN	Assoc Mgr	CSO ARCHITECTS	317-848-7800	317-574-0957	BBOGAN@CSOINC.NET
Kathy McMahon	Director	CBT	617-646-5190		mcMahon@cbtarchitects.com
CHAS HILL	PRINCIPAL	CBT	617-646-5117		HILL@CBTARCHITECTS.COM
Christian Ladd	Principal	Lerner Ladd & Bartels Inc.	401-421-7715	401-421-7718	cladd@l1barchitects.com
Kathleen Bartels	Principal	"	"	"	kbarrels@l1barchitects.com
Michael Hass	Principal	APD Inc	617-234-3141	617-661-7118	mhass@addinc.com
DAVID DEQUATTRO	principal	RGB	401-272-1730	401-273-7156	ddequattro@rgb.net
Chris Mazzieri	Design Mgr	RGB	401-272-1730	401-273-7156	cmazzieri@rgb.net
WILL GERSTADYER	PRINCIPAL	DESIGN PARTNERSHIP OF CAMBRIDGE	617-712-2127	617-241-5143	WGERSTADYER@TDPC.COM

ADDENDUM #2

RFP # 7065823

Title: Architectural / Engineering services for Dormitory Design - URI

1. The pre-proposal conference sign-in sheets are included in this addendum.
2. Strike the reference to Construction Management Services from the title of this LOI and replace with the following: **Dormitory Design and Construction Administration Services- URI**
3. Reference RFP page 9: The phasing of the project has been expanded to include three phases of work:
 - a) Phase 1 will include the design and construction administration services for the Baird Hill Residence Hall as outlined in the RFP and indicated on the revised concept plan (attached). This building will contain approximately 375 new student beds, student-oriented program space, and approximately 5,000 assignable square feet of office space for Housing and Residence Life staff.

Phase 1 will also include the schematic design of building phases 2 & 3 on the Adams Hall site. As part of Phase 1, the design team will include design development plans (not construction contract documents) for the new road to connect Baird Hill or Campus Avenue to Fraternity Circle.
 - b) Phase 2 is the design and construction administration of the New Adams Hall residence hall building west of the existing Adams Hall. Phase 2 will house approximately 225 new student beds and associated student-oriented program space. Phase 2 will also include the development of a service road west of the Adams Hall residences and the development of an outdoor recreation court (basketball or volleyball) west of this new service road.
 - c) Phase 3 of the project will be the design and construction administration of Adams Hall replacement. This project will include the demolition of the existing Adams Hall and new construction of a residence hall with approximately 250 student beds and associated student program space.
 - d) The building programming and design criteria stated in the RFP remains as stated. For clarification, the buildings will not be higher than four stories above the main entrance grade; lower levels may be included below the entrance grade as permitted by site conditions.
 - e) The new residence halls will be air-conditioned. Subject to design decisions, chiller and condenser/cooling tower equipment may be located with the new

residence buildings or at the existing central A/C equipment plant area serving the neighboring Barlow Hall.

- f) The Baird Hill and new Adams Residence Hall projects will include accessible and service parking spaces within their design, but no general student parking lots.

4. Design Parameters:

- a) Page 10: Delete the last sentence on the page and replace it with "An academic housing specialist design firm or architectural design staff personnel with at least 8 years experience in the design and construction of student residence life projects and with the successful completion of at least 8 separate academic housing projects.
- b) Testing and abatement of hazardous building materials: Under separate contracts, the Owner will test and abate any existing hazardous materials.
- c) Site Location Map and Concept Plan: The attached plan has been updated to include a map scale.

5. Project Budgets and Schedules:

- a) Phase 1 Baird Hill project will have a construction budget of approximately \$31.0 million plus \$1.0 million for road works. This project will be scheduled for occupancy in the summer of 2011.
- b) Phase 2 New Adams Hall project will have a construction budget of approximately \$19.0 million plus \$500,000 for road works. The project will be scheduled for occupancy in the summer of 2012.
- c) Phase 3 Adams Hall Replacement project will have a construction budget of approximately \$21.0 million. The project will be scheduled for occupancy in the summer of 2013.
- d) The above project budgets are represented in current dollar values and include all construction work, site development, fixed equipment and construction contingencies.

6. Contents of Written Proposal:

- a) Architectural Qualification Statement: Firms will be required to submit Architect – Engineer form 330 in lieu of Standard Forms 254 and 255 which have been discontinued.
- b) Proposal may include photographs and representations of project work completed by individuals of the design team while employed by other firms. Please identify the architectural firm of record for such projects and the name of the principal-in-charge of the project.
- c) Page 13; Fees: Proposals must include the following minimum breakdown of fees:

- Programming & Schematic Design fees for each of Phase 1, 2, & 3.
- Design & Bid Phase Fees for each of Phases 1, 2, & 3
- Construction Administration and Closeout fees for each of Phases 1, 2, & 3.
- Anticipated Reimbursable Expenses for each of Phases 1, 2, & 3

The above fee proposals shall remain valid as follows:

Phase 1 fees: for ninety (90) days

Phase 2 fees: for one (1) year

Phase 3 fees: for one (1) year

7. Agreement between Owner and Architect:

- a) Article 1.1.5.1; LEED® Design & Documentation: The Owner will engage a commissioning agent for this project. The Owner will pay the filing fees with the USGBC for the certification.
- b) Articles 2.2.1.2 and 2.2.1.3: The Owner will either directly engage and pay for any required site surveys and testing services, *or* reimburse the Architect for these expenses as a contract reimbursable.

8. Amend Page 2-last paragraph regarding the Certificate of Authorization and RI registration? Issue will be addressed in subsequent addendum.

SITE LOCATION MAP AND CONCEPT PLAN

